

145.0

0004

0003.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

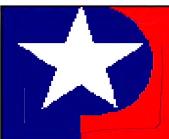
544,100 / 544,100

USE VALUE:

544,100 / 544,100

ASSESSED:

544,100 / 544,100


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
259		HIGHLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: CUNNINGHAM COLBY B

Owner 2: ENSTROM KIRK

Owner 3:

Street 1: 259 HIGHLAND AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: KNIGHT JESSICA L -

Owner 2: -

Street 1: 259 HIGHLAND AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .102 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1948, having primarily Clapboard Exterior and 720 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code Descrip/No Amount Com. Int

EXTERIOR INFORMATION						BATH FEATURES			COMMENTS			SKETCH																	
Type:	19 - Ranch		Full Bath	1	Rating:	Good			NO INTERIOR ACCESS TO BMT (1/2 CRAWL).																				
Sty Ht:	1 - 1 Story		A Bath:		Rating:																								
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:																							
Foundation:	2 - Conc. Block		A 3QBth:		Rating:																								
Frame:	1 - Wood		1/2 Bath:		Rating:																								
Prime Wall:	2 - Clapboard		A HBth:		Rating:																								
Sec Wall:		%	OthrFix:		Rating:																								
Roof Struct:	1 - Gable		OTHER FEATURES																										
Roof Cover:	1 - Asphalt Shgl		Kits:	1	Rating:	Very Good																							
Color:	WHITE		A Kits:		Rating:																								
View / Desir:	S35 - SIZE 35		Fpl:		Rating:																								
GENERAL INFORMATION						WSFlue:		Rating:																					
Grade:	C - Average		CONDOS INFORMATION																										
Year Blt:	1948	Eff Yr Blt:	Location:																										
Alt LUC:			Total Units:																										
Jurisdct:	G4	Fact:	.:																										
Const Mod:			Floor:			REMODELING			RES BREAKDOWN																				
Lump Sum Adj:			% Own:						No Unit	RMS	BRS	FL																	
DEPRECIATION									1	4	2																		
Avg Ht/FL:	STD		Phys Cond:	AG - Avg-Good	26.	%																							
Prim Int Wal	1 - Drywall		Functional:			%																							
Sec Int Wall:		%	Economic:			%																							
Partition:	T - Typical		Special:			%																							
Prim Floors:	3 - Hardwood		Override:			%																							
Sec Floors:		%	Total:	26.4	%																								
Bsmnt Flr:	12 - Concrete		CALC SUMMARY						COMPARABLE SALES			SUB AREA																	
Subfloor:			Basic \$ / SQ:	100.00			Rate	Parcel ID	Typ	Date	Sale Price	SUB AREA DETAIL																	
Bsmnt Gar:			Size Adj.:	1.35000002								Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten							
Electric:	3 - Typical		Const Adj.:	0.64343566								FFL	First Floor	720	86.860	62,542	BMT	50											
Insulation:	2 - Typical		Adj \$ / SQ:	86.864								BMT	Basement	360	26.060	9,381													
Int vs Ext:	S		Other Features:	64000								PAT	Patio	210	2.600	545													
Heat Fuel:	2 - Gas		Grade Factor:	1.00								WDK	Deck	63	10.290	649													
Heat Type:	1 - Forced H/Air		NBHD Inf:	1.00000000								OPP	Open Porch	16	28.310	453													
# Heat Sys:	1		NBHD Mod:																										
% Heated:	100		LUC Factor:	1.00																									
Solar HW:	NO	Central Vac:	NO	Adj Total:	137570			Juris. Factor:	1.00	Before Depr:	86.86																		
% Com Wal		% Sprinkled		Depreciation:	36319			Special Features:	0	Val/Su Net:	74.00																		
				Deprecated Total:	101252			Final Total:	101300	Val/Su SzAd:	140.69																		
MOBILE HOME						Make:	Model:	Serial #:		Year:	Color:																		
SPEC FEATURES/YARD ITEMS												PARCEL ID 145.0-0004-0003.0						IMAGE						AssessPro Patriot Properties, Inc					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value												
2	Frame Shed	D	Y	1	6X8	A	AV	1980	0.00	T	31.2	101																	
More: N						Total Yard Items:			Total Special Features:			Total:																	